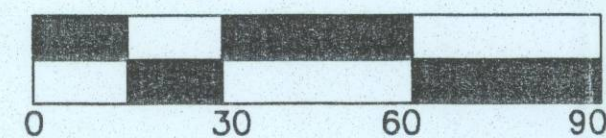


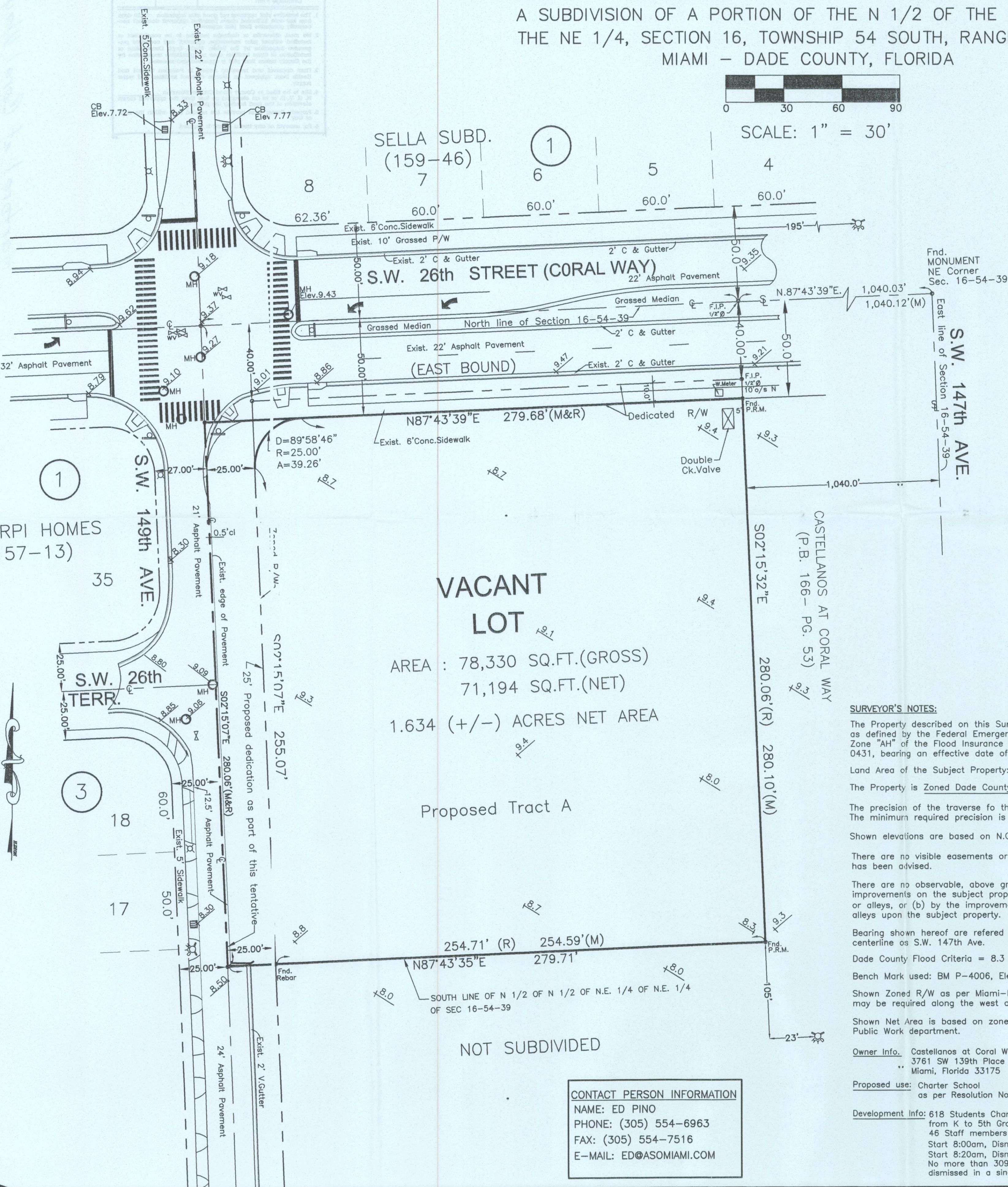
TENTATIVE PLAT T-22496-8-CORR.  
MARTOREL AT CORAL WAY DISTRICT 11  
SEC. 16 TWP 54 RGE 39 ZONING: RU-5A  
UNINCORPORATED MIAMI-DADE

# BOUNDARY SURVEY TENTATIVE PLAT FOR MARTOREL AT CORAL WAY

A SUBDIVISION OF A PORTION OF THE N 1/2 OF THE NE 1/4 OF  
THE NE 1/4, SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST  
MIAMI - DADE COUNTY, FLORIDA



SCALE: 1" = 30'



VACANT  
LOT

AREA : 78,330 SQ.FT.(GROSS)  
71,194 SQ.FT.(NET)  
1.634 (+/-) ACRES NET AREA

Proposed Tract A

NOT SUBDIVIDED

CONTACT PERSON INFORMATION  
NAME: ED PINO  
PHONE: (305) 554-6963  
FAX: (305) 554-7516  
E-MAIL: ED@ASOMIAMI.COM

## SURVEYOR'S NOTES:

The Property described on this Survey Does lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "AH" of the Flood Insurance Rate Map identified as Community Panel No. 120635-0431, bearing an effective date of Sept. 11, 2009. Base flood elevation of 9.00

Land Area of the Subject Property: 1.634 Acres (+/-)

The Property is Zoned Dade County RU-5a

The precision of the traverse for this Boundary Land Title Survey is one part in 44,000. The minimum required precision is one part in 10,000

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929)

There are no visible easements or rights of way of which the undersigned has been advised.

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are referred to an assume meridian of N.2°15'32"W. for the centerline as S.W. 147th Ave.

Dade County Flood Criteria = 8.3

Bench Mark used: BM P-4006, Elevation 9.03 at S.W. 142nd Ave. & 26th Street

Shown Zoned R/W as per Miami-Dade County Zoning Department, additional dedication may be required along the west and south boundary lines

Shown Net Area is based on zoned R/W estimated dedication as per Miami-Dade County Public Work department.

Owner Info: Castellanos at Coral Way, Inc.  
3761 SW 139th Place  
Miami, Florida 33175

Proposed use: Charter School  
as per Resolution No.Z-8-10

Development Info: 618 Students Charter School  
from K to 5th Grade  
46 Staff members  
Start 8:00am, Dismissal 3:00pm, Grades K-2nd (3:9 students)  
Start 8:20am, Dismissal 3:20pm, Grades 3rd-5th (109 students)  
No more than 309 students may be schedule to arrive or be dismissed in a single shift

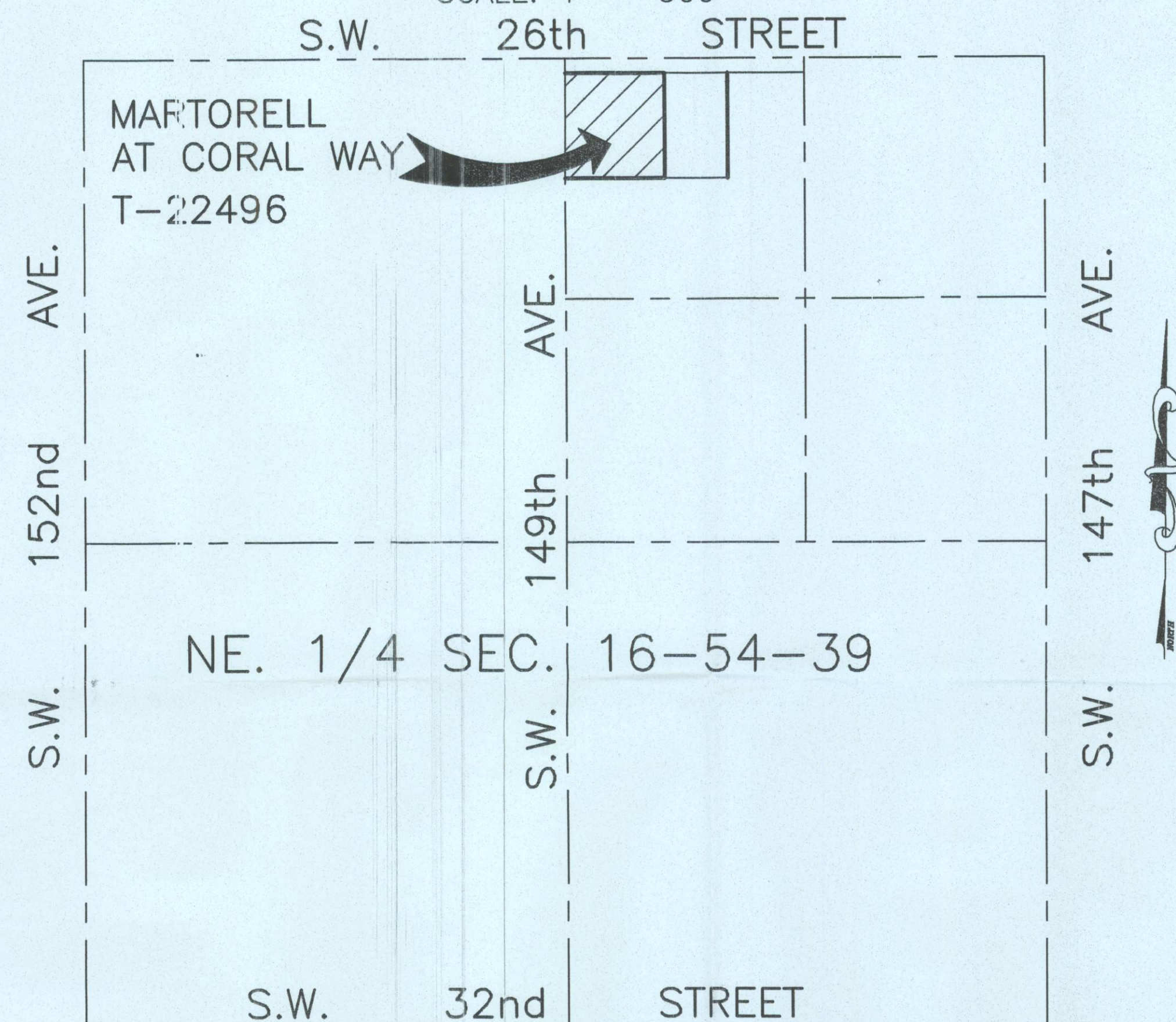
## ABBREVIATION (IF ANY APPLIED)

Q = DENOTES EXISTING ELEVATIONS  
C = CENTER LINE  
R/W = RIGHT OF WAY  
C.L.F. = CHAIN LINK FENCE  
W.F. = WOODEN FENCE  
RES. = RESIDENCE  
F.I.P. = FOUND IRON PIPE  
S.R.B. = SET REBAR  
CL = CLEAR  
ENC. = ENCROACHMENT  
C.B.S. = CONCRETE BLOCK STRUCTURE  
CONC. = CONCRETE  
Ø = DIAMETER  
D.M.E. = DRAINAGE MAINT. EASEMENT  
S.I.P. = SET IRON PIPE  
F.D.H. = FOUND DRILL HOLE  
Fnd. = DENOTES FOUND

U.E. = UTIL. EASEMENT  
M = MONUMENT LINE  
P.C. = POINT OF CURVATURE  
F.H. = FIRE HYDRANT  
EASMT. = EASEMENT  
S.D.H. = SET DRILL HOLE  
CALC.(C) = CALCULATED  
F.S. = FOUND SPIKE  
C.B. = CHORD BEARING  
MEAS.(M) = MEASURED  
S.N.&D. = SET NAIL AND DISC  
RAD. = RADIAL  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF CURVATURE  
A/C = AIR CONDITIONING UNIT  
REC. (R) = RECORDED  
X = DENOTES FIRE HYDRANT

## LOCATION MAP

SCALE: 1" = 300'



## LEGAL DESCRIPTION:

FOLIO: 30-4916-000-0023

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/4 LESS THE WEST 25 FEET, LESS THE EAST 1,040 FEET AND LESS THE NORTH 40.00 FEET THEREOF IN SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 10 FEET FOR RIGHT-OF-WAY.

AND

FOLIO: 30-4916-000-0028

THE WEST 25 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/4 OF THE NORTH 1/4 LESS THE NORTH 50.00 FEET THEREOF IN SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

## SURVEYOR'S CERTIFICATE

We hereby certify that there are no existing structures, utilities, improvements, dedications or easements of records on the land described hereon, other than shown or noted and that this TENTATIVE PLAT AND BOUNDARY SURVEY, has been prepared under my direct supervision and that it is true and correct to the best of my knowledge and belief, also, that this TENTATIVE PLAT AND BOUNDARY SURVEY conforms to the Minimum Technical Standard set forth by the Florida Board of Land Surveyors and Mappers, pursuant to Section 472.027, of Florida Statutes and to Chapter 5G-17 of the Florida Administrative Code.

American Services of Miami, Corp.

Ed Pino  
PROFESSIONAL LAND SURVEYOR  
AND MAPPER No. 6771  
STATE OF FLORIDA  
DATE: June 7, 2010

This drawing is the property of American Services of Miami, Corp. and shall not be used or reproduced in whole or in part without permission of American Services of Miami, Corp.

AMERICAN SERVICES OF MIAMI, CORP.  
Consulting Engineers - Planners - Surveyors

MIAMI  
2450 S.W. 137th Ave., Suite 217  
Miami, Florida 33187  
PH: (305) 554-6963  
FAX: (305) 554-7516

TENTATIVE FOR MARTOREL AT CORAL WAY  
T-22496

FOR CASTELLANOS AT CORAL WAY  
SCALE: 1"=30'  
DATE: 6/7/10  
DESIGNED BY: E.P.  
APPROVED BY: E.P.  
DRAWN BY: C.A.D.D.  
FIELD BOOK No.  
CHECKED BY: P.A.H.  
PAGE No. 1

ORDER No.  
05-710  
SHEET No.  
1

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR SEAL

10248



IMPORTANT NOTICE TO APPLICANT: Make check for the total Processing Fee Payable to: Board of County Commissioners.

(Number of Sites \_\_\_\_\_)

**FEES:**

Subdivision Control-----\$1,872.00

Plus \$10.90 per site in excess of 6 sites---\$

D.E.R.M.-----\$ 210.00

Sub-Total-----\$ 2082<sup>02</sup>

Concurrency Review Fee(\*6.00% of Sub-Total)-\$ 124<sup>92</sup>

\*Not applicable within Municipalities

Total Processing Fee-----\$ 2,206<sup>92</sup>

FOR OFFICIAL USE ONLY

Date Received: \_\_\_\_\_

Agenda Date: 4/14/06

Tentative No. T- 22496

**APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality MIAMI-DADE Sec. 16 Twp. 54 S. Rge. 39 E.

1. Name of Proposed Subdivision CASTELLANOS AT CORAL WAY No. 2

2. Owner's Name: CASTELLANOS AT CORAL WAY Phone (305) 222-1516

Address 2732 SW 140 AVE City MIAMI State FL Zip Code 33175

3. Surveyor's Name: AMERICAN SERVICES Phone (305) 554-6963

Address 2450 SW 137 AVE. #217 City MIAMI State FL Zip Code 33175

4. Legal Description of Parent Tract Folio No. 30 - 4916 - 000 - 0023

N 1/2, N 1/2, NE 1/4, NE 1/4 LESS NORTH 40 FT & WEST 25 FT

5. Street boundaries: SW 26th ST. & SW 140 AVE

6. Present Zoning: RU-5A

7. Proposed use of Property: Single Family Res. ( \_\_\_\_\_ Units), Duplex ( \_\_\_\_\_ Units),  
Apartments ( \_\_\_\_\_ Units), Industrial/Warehouse ( \_\_\_\_\_ Sq.Ft.), Business ( \_\_\_\_\_ Sq.Ft.),  
Office (34,872 Sq.Ft.), Restaurant ( \_\_\_\_\_ Sq.Ft. & No. Seats \_\_\_\_\_),  
Other ( \_\_\_\_\_ Sq.Ft. & No. of Units \_\_\_\_\_)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 4 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.E.R.M. prior to the approval of the final plat.

STATE OF FLORIDA)

SS:

Signature of Owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

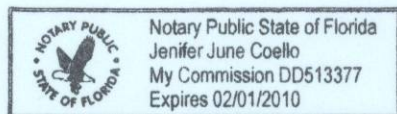
(Print name & Title here): Mario Castellanos

BEFORE ME, personally appeared Mario Castellanos this 3 day of April, 2006 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce \_\_\_\_\_ as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 3 day of April, 2006 A.D.

Signature of Notary Public: \_\_\_\_\_

(Print, Type name here: Jennifer Coello)



(NOTARY SEAL)

2/1/2010 DD513377  
(Commission Expires) (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.